

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R109607

Property Information

property address: 1100 S TEXAS AVE
legal description: SMYTHE #1, BLOCK G, LOT 1 REPLAT, ACRES 0.993
owner name/address: COURCHEVAL PARTNERS LLC
7795 5 MILE RD
CINCINNATI, OH 45230-2355
full business name: Advance Auto Parts
land use category: comm/retail type of business: car part sales
current zoning: SC-B occupancy status: occupied
lot area (square feet): 43256 frontage along Texas Avenue (feet): 270
lot depth (feet): 190 sq. footage of building: 7000
property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards
NO

Improvements

of buildings: 1 building height (feet): 20 # of stories: 1
type of buildings (specify): steel
building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: 2001 accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: metal
overall condition (specify): good
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 34
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: 11x14 sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: good
end islands or bay dividers: ☒ yes ☐ no landscaped islands: ☒ yes ☐ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no
comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?
☐ yes ☒ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed? ☐ yes ☐ no
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
